

City of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

AGENDA

BOARD OF ADJUSTMENT

Monday, December 5, 2016 – 1:00 p.m.

Vultee Conference Room – Sedona City Hall

102 Roadrunner Drive, Building 106, Sedona, Arizona 86336

Pursuant to A.R.S. §38-431.02 notice is hereby given to the members of the Sedona Board of Adjustment and to the general public that the Board of Adjustment will hold a public hearing open to the public on **Monday, December 5, 2016 at 1:00 p.m.**, in the Vultee Conference Room located at 102 Roadrunner Drive, Building 106, Sedona, Arizona.

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call.
2. Approval of the following minutes:
 - a. June 3, 2016 (R)
3. CONSIDERATION OF THE FOLLOWING REQUEST (S) THROUGH PUBLIC HEARING PROCEDURES:

- a. Discussion/possible action regarding a request for approval of a Variance, pursuant to Subsection 404, Variances and Appeals, LDC, of the front and side setbacks to allow for an existing carport to remain in its current location. The subject property is located at 258 Fawn Drive, Sedona, Arizona 86336, is approximately 0.55 acres, is zoned RS-10b (Single Family Residential), and is further identified as Assessor's Parcel 401-49-022.

Applicant: Scott Jablow
Case Number: VAR16-00002

4. Adjournment.

NOTE: This is to notify the public that members of the City Council and other City Commissions and Committees may attend the Board of Adjustment meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Board of Adjustment and to the general public that the Board of Adjustment will hold the above open meeting. The Board of Adjustment may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) for discussion and consultation for legal advice with the City Attorney.

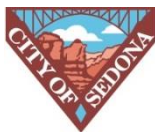
The Vultee Conference Room is accessible to people with disabilities, in compliance with the Federal "504" and "ADA" laws. Those with needs for special typeface print, may request these at the Clerk's Office (928-282-3113). All requests should be made twenty-four hours prior to the meeting.

Audree Juhlin, Director
Department of Community Development

Posted Date: _____

By: _____

Staff Report
VAR16-00002 Jablow Carport
Summary Sheet: Variance Request



**City Of Sedona Community
Development Department**
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

Public Hearing Date: December 5, 2016

Hearing Body: Board of Adjustment (BOA)

Action Requested: Discussion/possible action regarding a request for approval of a Variance, pursuant to Subsection 404, Variances and Appeals, LDC, of the front and side setbacks to allow for an existing carport to remain in its current location.

Staff Recommendation: Staff recommends the BOA review the memorandum and attachments and make findings regarding compliance or non-compliance with the adopted criteria.

Location: 258 Fawn Drive

Parcel Number: Assessor's Parcel Number 401-49-022

Property Owner: Scott Jablow
258 Fawn Drive, Sedona, AZ

Project Summary: The applicant is requesting approval of a variance for an existing carport to remain in its current location within the front and side setbacks of the parcel.

Site Size: ± 0.55 acres

Current Zoning: RS-10b (Single-Family)

Current Land Use: Single-family residence

	<u>Area zoning</u>	<u>Area land uses</u>
East, North, West:	RS-10b	Single-family Residential
South:	NF	National Forest

Report Prepared By: Michael Raber, Senior Planner

Staff Report

VAR16-00002 Jablow - Carport

Variance Request



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
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The applicant and property owner, Scott Jablow, is requesting a variance from the City of Sedona Land Development Code to allow an existing carport to remain within the front and side setbacks of the lot at 258 Fawn Drive, also known as APN 401-49-022, an occupied single-family residential site of approximately 0.55 acres - See Attachment 1 (Vicinity and Aerial Maps).

Attachments:

1. Vicinity Map & Aerial View
2. Application Documents including survey (provided by the applicant)
3. Photographs

Staff Report

VAR16-00002 Jablow - Carport

Variance Request



City Of Sedona Community

Development Department

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BACKGROUND

According to the Coconino County Assessor, the residence at 258 Fawn Drive was built in 1974. The applicant's Letter of Intent (LOI), states the carport was recently installed in August 2016 to help protect one of their vehicles from the elements and from tree sap and droppings. The LOI states that at the time of installation, the applicant was unaware that a building permit was required because the structure has no walls, lighting or plumbing and can be moved fairly easily.

The applicant was informed that a building permit was required for the carport since it is considered a structure by definition in the Land Development Code, which requires a building permit. The applicant had the property surveyed and discovered that the carport encroaches into the 10-foot side setback and into the 20-foot front setback (see the attached aerial view with setbacks and carport distances shown). Section 902.02 of the Land Development Code does not allow the encroachment of accessory structures into the front or side setbacks. The applicant's letter notes that there is a 3.5-foot encroachment into the side setback and a 7.5-foot encroachment into the front setback. However, the accompanying survey notes that there is a 4.5-foot encroachment into the side setback rather than a 3.5-foot encroachment.

The applicant chose to apply for a variance rather than move the structure, citing the need for the carport, special circumstances, and the hardship in moving it to comply with current LDC yard requirements (see the attached variance application – Applicant's Letter).

SITE CHARACTERISTICS (EXISTING)

- The project site consists of one property of approximately 0.55 acres (24,036 s.f.).
- The property is zoned single-family residential, RS-10b, a minimum of 10,000 s.f.)
- The width of the property along Fawn Drive is 142 feet (minimum required is 80 feet).
- The depth of the property is 202 feet (minimum required is 80 feet).
- Minimum front setback required is 20 feet
- Minimum side setback required is 10 feet
- The property includes an occupied single-family residence and detached guest house.
- The property is identified as lot 22 of Chapel Bells Estates Unit #2.
- The property is accessed from Fawn Drive, a City street with a 60-foot right-of-way.
- The property and properties to the north are considered "through lots" as they have two frontages on two dedicated parallel streets with lot fronts facing either Fawn Drive and Lynx Drive (see Staff Report, Figure #2 and attached aerial) .
- The house adjacent to the north faces Lynx Drive with the rear yard adjacent to the front yard of the subject property (see attached vicinity map).
- The northwest corner of the property including the carport location is within the 100-year floodplain.
- The existing vegetation in front of the house consists of two large pine trees, junipers, a deciduous tree and other vegetative landscaping (see attached photos).

STRUCTURE CHARACTERISTICS (EXISTING)

- 11 x 11 foot gazebo-style carport
- 10.5 feet height
- Encroaches 4.5 feet into the 10 foot side setback (per survey)
- Encroaches 7.5 feet into the 20 foot front setback
- Constructed using approximately 18-inch deep concrete footings

APPLICABLE LAND DEVELOPMENT CODE (LDC) PROVISIONS

Subsection 608.02. A, Use Regulations, Permitted Uses and Structures (in part)

608.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted Uses and Structures.

2. Accessory uses and structures located on the same lot as the principal uses and structures...

The LDC defines “accessory use” as “a use conducted on the same lot as the primary use of the structure which it is related and which is clearly incidental to and customarily found in connection with such a primary use”.

The LDC defines “structure” as the result of arranging materials and parts together, such as buildings, tanks, and fences (but not including tents or vehicles) and attaching them to a lot. It also means anything constructed or erected, any edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner, which is located on or in the ground or is attached to something having a location on or in the ground including swimming and wading pools and covered patios.

Subsection 608.04.E, Property Development Standards for Yards in the RS-10b zoning district (in part)

- 1. There shall be a front yard having a depth of not less than 20 feet.*
- 2. There shall be an interior side yard of not less than 10 feet.*
- 3. There shall be a rear yard of not less than 20 feet.*

The LDC defines the “setback” as the minimum required distance between the established lot line and any building on the lot and the “front yard setback line” as the line which defines the depth of the required front yard.



Figure #1

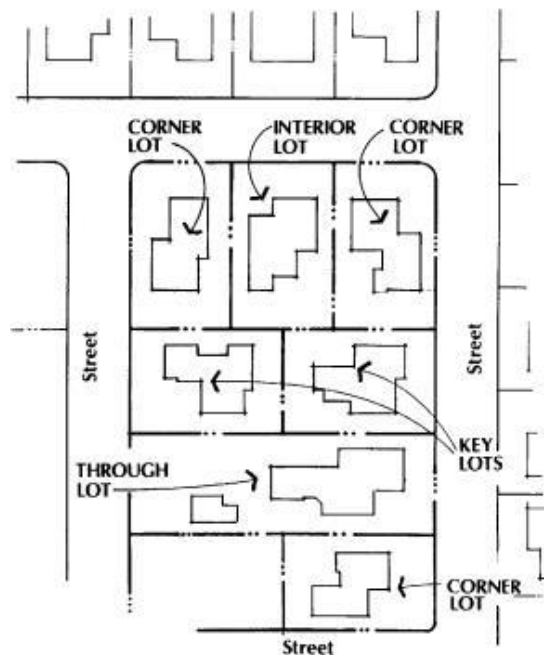


Figure #2

Subsection 902.02, Accessory Structures in all Districts (in part)

902.02 B. Detached accessory structures shall comply with the following:

1. A detached structure shall meet the setback requirements of the main building for front and side yards.

Subsection 901.01, Yards (in part)

901.01C. Through lots fronting on 2 streets shall be considered, for required setback purposes, to have 2 front yards.

ANALYSIS

Section 404, Variance and Appeals, of the LDC establishes specific findings that must be made in order for a variance request to be approved. These required findings are listed below in italics and are followed by the applicant's case for approval of the variance and staff's response covering the facts that pertain to each finding.

Required Findings Subsection 404.06

A. *That due to special circumstances applicable to the subject property, including its size, shape, topography, location, or surroundings, the strict application of this code will deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district.*

Street Right-of-Way width and Carport Location.

Applicant's Letter

The applicant's letter asserts that the 60-foot right-of-way found on both Fawn and Lynx Drives, are not typical for a local City Street in Sedona which is typically 50 foot right-of-way. The applicant states that if Fawn Drive had a 50-foot right-of-way, the carport would only encroach 2.5 feet into the front setback and would qualify for an Administrative Waiver with approval at a staff level. The LDC provides for exceptional circumstances where waiving regulations of the Code will result in a development project that is an improvement in comparison to a development project where the regulations are strictly applied. In such cases, the Director may grant an administrative waiver to the regulations of the LDC, providing that (1) the waiver differs by no more than 25% from the regulations in question, and because special circumstances applicable to the property or development, including size, shape, topography, location and surroundings, mean that the strict application of the regulations would deprive the property or development of privileges enjoyed by other properties of the same zoning district; or (2) where in order to protect natural watercourses, trees, existing healthy mature vegetation, rock outcrops or other natural features on existing lots, reductions to yard (setback) requirements of no more than 25% may be approved by the Director upon written application by the owner.

If the Director determined that an administrative waiver could be approved, then the side setback encroachment would be the only issue to go before the Board of Adjustment. In this case, the applicant's letter cites a 3.5-foot encroachment and the survey notes a 4.5-foot encroachment. In either case, the encroachment exceeds the 25% Administrative waiver allowance by one or two feet. The applicant also asserts that since the property is considered a through lot with a 60-foot right-of-way adjacent to the front and rear of the property, that the buildable space has been decreased when compared with a 50-foot right-of-way.

Staff Comment:

Chapel Bells Estates Unit #2 was platted in 1971 and included 60-foot right-of-ways on Lynx and Fawn Drives. Most of the other residential streets in the Chapel area and in Sedona have 50-foot right-of-ways. In discussion with the City Engineering Department, these larger right-of-ways were most likely established with the idea of providing a link to future subdivisions that might be built to the south of the present-day Chapel area. However, because most of this area is designated National Forest, it is very unlikely that such a connection will ever be made. While it is true that if the side and front setback encroachments were only 2.5 feet, they could be reviewed administratively, the encroachments are, in fact, 4.5 and 7.5 feet and the findings for an Administrative Waiver are similar to those for a Variance.

Regarding useable space on the lot, in the RS-10b zoning district, the minimum lot width and depth is 80 feet. The current lot depth is approximately 200 feet. However, since the home was previously built, this would have some bearing on where the applicant could place the structure. Also, since this is a through lot, the applicant would have to maintain the same setbacks for an accessory structure at the "rear" of the property since the lot is considered to have two front yards for setback purposes.

Moving the Carport from its current location

Applicant's Letter:

The applicant's letter asserts the following hardship in moving the carport from its current location:

- Moving the carport south and out of the side setback a distance of 3.5 feet (4.5 feet according to the survey) would require an excavation of one foot in order to create a level pad and would cause a change to the storm-water drainage. Moving the carport in this direction would also create a more challenging access to the house and would affect the aesthetics of the house.
- Moving the carport to the east and out of the front setback (a distance of 7.5 feet) would impact a raised planting bed and potentially the root system of mature pine tree.
- The western edge of the carport is 26 feet from the pavement edge of Fawn Drive and is not a hazard to vehicular traffic, future utilities or a visual impact.

Staff Comment:

In its current location, the carport lies within the 100-year floodplain. However, the City's Engineering Department would not have any issues with the structure's location since the structure itself is completely open on four sides. The applicant has included a letter from Nursery Source, LLC regarding the potential impact of moving the carport on the mature pine tree in close proximity. The east leg of the carport is approximately 8 feet from the planter. It appears that the carport could be moved (7.5 feet) without impacting the planter. See below.



B. *That any variance is subject to the conditions that will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is located.*

Applicant's Letter:

The applicant asserts that residential neighborhoods with 50-foot street rights-of-way would have more space for a similar carport. The applicant has also provided e-mails in support of the request from three adjoining neighbors.

Staff Comment:

As previously noted, the lot area is more than twice the minimum lot size which may be more applicable in discussing useable/buildable space.

C. *That special circumstances applicable to the property are not imposed by the property owner/applicant.*

Applicant's Letter:

The applicant notes that their family has five vehicles, but only a two-car garage to provide protection. After incurring damage due to sunlight and tree sap, it was decided that a shade structure with a closed roof is more of a necessity than a luxury to avoid future damage. Due to this being a through lot, the applicant asserts that it is nearly impossible to place the structure in any other location.

Staff Comment:

As previously noted, the applicant must maintain the same setbacks for this structure (20 feet) on both frontages of this through lot.

STAFF RECOMMENDATION

In summary, the carport is considered a structure and must meet applicable building and land development regulations. Based on a review of applicable regulations, staff is unable to approve a building permit for the carport in its current location for the following reasons:

- Structure encroaches 4.5 feet into the 10-foot side setback
- Structure encroaches 7.5 feet into the 20-foot front setback

In this case, since the encroachments are greater than 25%, an Administrative Waiver from the Director of Community Development cannot be considered and a Variance request to the Board of Adjustments is required.

It is the role of the Board of Adjustment to review the circumstances involved with the applicant's request to determine if a variance may be granted to allow for the carport to encroach into the front and side setbacks. Variances from the regulations of all articles of the LDC shall be granted only when, because of special circumstances applicable to the property including size, shape, topography, location and surroundings, the strict application of applicable regulations deprives the property of privileges enjoyed by other properties of the same zoning district classification. Any variance granted shall be subject to

conditions assuring that the adjustment does not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which such property is located. A variance shall not be granted if the special circumstances applicable to the property are imposed by the property owner.

POSSIBLE MOTION FOR APPROVAL:

I move to approve Case Number VAR 16-00002 based on compliance with required ordinance findings as set forth in this staff report.

ALTERNATIVE MOTION FOR DENIAL:

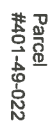
I move for denial of case number VAR 16-00002 based on non-compliance with the following findings (specify findings).

Please note that the above motions are offered as samples only and that the Board may make other such motions as appropriate.

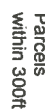
Parcel #401-49-022
Gazebo

Parcel #401-49-022

Gazebo



Parcels within 300ft



Parcel Boundary



Street Centerline



National Forest

GIS, City of Sedona
10/13/2016

10/13/2016

[g:\pubs\projects\ecn\show/invde/401-49-022](http://pubs.projects.ecn.nl/show/invde/401-49-022) [view more](#)

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This study is designed to provide information about Bedouins, and has been prepared for general planning and informational purposes only.

It is not necessarily accurate to say that engineering or surveying standards (very often) have been made to make the map as complete and as




accurate as possible. However, no priority or focus is implied

The information is provided on an "as is" basis. The City of Sedona shall have no other liability for information other to any person or

every with respect to any kind of damages in connection with or arising from the information contained on this web site.

Aerial View

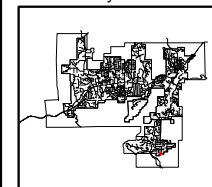
Parcel
#401-49-022
Gazebo

-  Parcel #401-49-022
-  Parcel Boundary
-  Street Centerline



0 10 20 Feet

City Index



GIS, City of Sedona
11/09/2016
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mxds\401-49-022_aerial.mxd](https://pubreq/projects/scottjablow/mxds/401-49-022_aerial.mxd)



This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

The information is provided on an "as is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



Application for Variance



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Name:	Scott Jablow	Date:	10/13/16
Phone:	928-284-1035	Case#:	VAR 16-00002
Cell Phone:	516-426-9640	Fee:	\$780
Address:	258 Fawn Drive		

Property Address:	S/A	Parcel #:	401-49-022
Legal Description of property:	Lot ^{22 (MK)} 24 Chapel Bells Estates Unit 2	Lot size:	0.55
or Legal Description is:	<input checked="" type="checkbox"/> Attached		

Statement of the precise nature of the variance requested:	<input checked="" type="checkbox"/> Attached
<p>Requesting a Variance of the front and side setback to allow an existing Carport to remain in its current location.</p> <p style="text-align: right;">RECEIVED OCT 13 2016 CITY OF SEDONA COMMUNITY DEVELOPMENT</p>	

Statement of the practical difficulty or unnecessary physical hardship that would result from a strict or literal interpretation and enforcement of the specific zoning regulation:	<input checked="" type="checkbox"/> Attached

I hereby certify that I am the legal owner or authorized agent for the owner of the property for which this variance is being requested.	
	October 12, 2016
Authorized Signature	Date

SCOTT M. JABLOW

October 12, 2016

RECEIVED
OCT 13 2016

To: the Sedona Board of Adjustment

Chairman Joel Gilgoff, Board Members Robert M. Gordon, Charlotte Hosseini & Mike Ward

CITY OF SEDONA
COMMUNITY DEVELOPMENT

In August of this year, I installed an 11'x11', 10.5 foot high gazebo as a carport in front of my house to help protect my wife's car from the elements of the weather and most importantly sap and tree droppings.

While I was incorrect in my thinking, I was under the impression that because this gazebo had no walls, lighting or plumbing and can be picked up and moved by four individuals it would require no permits.

The day after the gazebo was installed I was informed that I did in fact need a building permit and I took the steps to correct the problem and hired Cornerstone Surveying & Engineering, Inc. to prepare a new survey. (Exhibit 1)

Once the survey was completed, it was evident that there are two property line issues that need to be addressed:

1. The north side of the gazebo is 3.5 feet into the 10' side yard setback.
2. The west side of the gazebo is 7.5 feet into the 20' front yard setback.

Residences to the north of my property are all approximately one-half acre lots and lie between two streets, with the fronts of the houses facing either Fawn Drive or Lynx Drive. The house adjacent to the north and owned by Regina Meredith, faces Lynx Drive. Ms. Meredith's backyard faces Fawn Drive and is adjacent to my gazebo.

The front of my property faces Fawn Drive. Fawn Drive has a 60 foot right-of-way (61' per the survey) rather than a 50 foot right-of-way, which is normal/typical for a local residential street in Sedona. The Gazebo is situated 26 feet from the pavement edge of Fawn Drive.

Section 404.06 of the Sedona Land Development Code indicates that the Board of Adjustment may grant variances for setback encroachments and also identifies findings that must be met in order for the Board of Adjustment to approve such a variance. The findings and my responses are as follows:

A) That due to special circumstances applicable to the subject property, including its size, shape, topography, location or surroundings, the strict application of this Code will deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district.

I feel that there are special circumstances that apply to my property that would warrant a variance in this instance.

Within the Sedona city limits, the normal/typical right-of-way width of a local, residential city street is 50 feet. The road in front of my house (Fawn Drive) has a 60-foot right-of-way (approximately 61' surveyed) and the road in the rear (Lynx Drive) also has a 60-foot right of way. This is compared to a 50-foot right of way in most other Sedona residential neighborhoods in the same zoning district. Fawn Drive and Lynx Drive were constructed and platted under the jurisdiction of Coconino County and became city streets when Sedona incorporated in 1988.

If Fawn Drive had a 50-foot right of way like most residential streets in Sedona, my gazebo would only encroach 2.5 feet into the front setback rather than 7.5 feet and would qualify for an Administrative Waiver with approval at a staff level rather than through the Board of Adjustment.

It could also be argued that having a property that is a "through lot" with frontage on two streets with 60-foot rights-of-way further decreases its useable space as compared to the same situation with 50-foot rights-of-way.

It should also be noted that if Fawn Drive had a 50-foot right of way, the only issue that would have had to go before the Board of Adjustment would be the side setback encroachment of 3.5 feet, which is only one foot more than the 2.5 foot encroachment that could theoretically be approved at a staff level through an Administrative Waiver.

Additionally, my property is not level with a raise in height of about 12" to 18" in the area of the gazebo from north to south. Because of the irregular rectangle shape of the front lot line and the slight curve of Fawn Drive, moving the gazebo to the south would cause an additional hardship for me as I would have to cut into the ground by as much as 12" in order to make a level pad for the gazebo. This would also cause a change to the storm water drainage. Currently as the gazebo sits, it doesn't negatively impact either of those issues. If I were to move the gazebo to the south, the approach to my front stoop from the street would also be more challenging to access and would affect the aesthetics of the house. (see photo #4)

If the gazebo were to be moved east, closer to my house but enough to pull it away from the front setback line, it would then have to enter a raised planting bed that surrounds some very mature pine trees estimated to be over 50 years old. I have been advised by Mr. Anthony Morrone Landscaping Consultant and owner of Nursery Source, LLC that “if the soil behind the wall is removed, the root system could be damaged enough to kill the tree or cause a partial death of branch structure”. (Exhibit 2)

Although the gazebo currently encroaches 7.5 feet into the front setback area, it is still 26' from the Fawn Drive pavement edge, thereby neither a hazard to vehicular traffic on the road nor an encumbrance to any future utilities would occur, and from a pure visual perspective, the gazebo is located quite a distance from the pavement edge.

B) That any variance is subject to conditions that will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is located.

In most other Sedona residential neighborhoods that have streets with a normal/typical 50-foot right-of-way and larger front yards, those homeowners would likely enjoy the privilege of constructing a gazebo in the front yard without the need for a variance. I feel that granting me the variance would not constitute a special privilege inconsistent with limitations on other residential properties in Sedona.

I have also provided emails from the three adjoining neighbors that would be most affected by the location of my gazebo. Those neighbors have all written that they are supportive of the gazebo remaining in its current location. (Exhibits 6, 7 & 8)

C) That special circumstances applicable to the property are not imposed by the property owner/applicant

My household has four family members who all drive and we have a total of five vehicles. We only have a two-car garage to accommodate these vehicles and protect against damage due to the elements of the weather. After having one car damaged in the past because of sunlight and tree sap it was decided that a shade structure with a closed roof is more of necessity than a luxury to avoid future damage to one car.

As mentioned previously, my property is unique and is a “through lot” with street frontage for the front and back lot lines. This unique situation makes the placement of such a needed shade structure nearly impossible in any other location on this lot.

I don't feel my variance request is self-imposed.

In conclusion, I feel there are special circumstances that are applicable to my property that justify my variance request. These special circumstances include my property being a "through lot" with double frontage and larger than normal/typical width road rights-of way adjoining my property that limit its development, possible impact to existing mature trees on the property and possible drainage concerns,. Additionally, the three adjoining neighbors that are most affected by the location of the gazebo have given their written support to leave the gazebo in its current location.

I feel that this variance request meets the findings noted above and should be approved by the Board of Adjustment and the gazebo should be allowed to remain in its current location.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott M. Jablow", with a large, stylized initial "S" and a long horizontal flourish extending to the right.

Scott M. Jablow



258 FAWN DRIVE • SEDONA AZ 86336-7041

928-284-1035



258 FAWN DRIVE • SEDONA AZ 86336-7041

928-284-1035

NURSERY SOURCE, LLC

Anthony Morrone

Landscaping Consultant

To whom it may concern,

Re: Scott Jablow Property

258 Fawn Drive, Sedona

Concerning excavation, in close proximity to the pine tree located in the proposed area of work, these are my recommendations:

This tree has matured in a raised area, created by a stone wall. Root systems in this area tend to be close to the surface. If the soil behind the wall is removed, the root system could be damaged enough to kill the tree or cause a partial death of branch structure. Since pines do not generate new branches when there is damage or death of existing branches, this tree would never regain its previous natural beauty. I hope this is helpful.

Sincerely,

Anthony Morrone

928-821-0168





Scott Jablow <sjablow@gmail.com>

Gazebo

1 message

artbyhuisinga@huisinga.org <artbyhuisinga@huisinga.org>
To: SJablow@gmail.com

Thu, Oct 6, 2016 at 1:59 PM

To

Oct/6/2016

Scott Jablow

What a great idea you had to install a beautiful [gazebo](#). It is most attractive and blends in so well with your home and landscape.. I have lived here over 40 years and have watched you do many beautiful improvements to your property.

As your neighbor across the street from your property ,I am happy to see this enhancement of the gazebo as an addition to your [property](#). It gives me much encouragement to keep improving my own property, and adding to the beauty of the City of Sedona.

Thanks for being a great neighbor

Marilyn Winebarger

229 Fawn Dr

Sedona, Az 86336

258 FAWN DRIVE • SEDONA AZ 86336-7041

928-284-1035



Scott Jablow <sjablow@gmail.com>

Gazebo

Carson LuzHoxsie <cluzhoxsie@cox.net>
To: sjablow@gmail.com

Sat, Oct 8, 2016 at 10:51 AM

To whom it may concern,

My wife and I own a property at 259 Fawn Dr in Sedona AZ 86336 (Parcel 401-49-040). Our neighbor, Scott Jablow, has added a gazebo to his front yard on 258 Fawn Dr, Sedona AZ 86336. This gazebo has no negative impact from our point of view. It appears to be well constructed of quality materials and looks very nice.

Sincerely,

Carson and Renata LuzHoxsie

(480) 636-9330

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Scott Jablow <sjablow@gmail.com>

Gazebo

Regina Meredith <xmy557@icloud.com>

Sun, Oct 9, 2016 at 8:07 PM

To: Scott Jablow <sjablow@gmail.com>

Hi Scott,

This is a formal note to let you know that I have no objections to the positioning of the gazebo on your property and am happy to follow through with the division of the property to accommodate the current position of your gazebo.

Let me know what needs to be done next!

My best,
Regina

[Quoted text hidden]

Parcel #401-49-022
Gazebo

Gazebo

- Parcel
#401-49-022
- Parcels
within 300ft
- Parcel Boundary
- Street Centerline



National Forest

GIS, City of Sedona
10/13/2016
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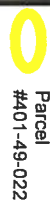
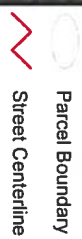


Aerial View

Parcel

#401-49-022

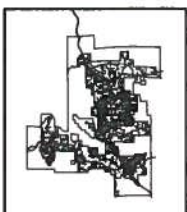
Gazebo

Parcel
#401-49-022

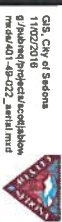
Street Centerline



0 5 10 Feet



City Index



GIS, City of Sedona
11/02/2018
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Attachment #3 – Photos

Side setback looking east – north property line, north of carport



Side setback looking east – north property line, north of carport



Carport and planter – looking northeast



Area South of Carport looking east



Area South of Carport looking east

